

LEGEND

- DECIDUOUS TREE
- EVERGREEN TREE
- STORM SEWER MANHOLE
- STORM SEWER CLEANOUT
- CATCH BASIN
- SANITARY SEWER SEPTIC LID
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- BOLLARD
- GAS VALVE
- GAS METER
- SIGN
- MAILBOX
- UTILITY POLE
- LIGHT POLE
- UTILITY AND LIGHT POLE
- GUY WIRE
- TRAFFIC SIGNAL POLE
- ELECTRICAL POWER PEDESTAL
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS MANHOLE
- OVERHEAD LINE
- GAS LINE
- ELECTRICAL LINE
- COMMUNICATIONS LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE
- FENCELINE
- CENTER OF STREAM CHANNEL

FARRAN SHORT PLAT

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 8,  
TOWNSHIP 3 NORTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN  
CLARK COUNTY, WASHINGTON

MARCH 2009

PROPERTY: TAX PARCEL: 180501-000

OWNER: SLIMAN FARRAN  
18002 NW 41ST AVE  
RIDGEFIELD WA, 98642

APPLICANT: AIMAAN FARRAN  
18002 NW 41ST AVE  
RIDGEFIELD WA, 98642  
360.566.3397

CONTACT: STURTEVANT, GOLEMO & ASSOCIATES  
ATTN: JAMIE CLARK OR JASON MATTO  
2005 BROADWAY  
VANCOUVER, WA 98663  
PH: 360.993.0911  
FX: 360.993.0912  
EM: JMATTO@SGAENGINEERING.COM OR  
JCLARK@SGAENGINEERING.COM

EXISTING SITE DATA:

PRESENT USE  
EXISTING ZONING  
GROSS SITE AREA  
TRANSIT ROUTES & STOPS  
EXISTING WATER AND SEWER  
EXISTING FIRE HYDRANTS

1 SINGLE-FAMILY RESIDENCE ON ACREAGE  
R-5 (RURAL)  
10.45 ACRES  
THE SITE IS NOT SERVED BY PUBLIC TRANSIT  
THE EXISTING HOUSE IS SERVED BY A WELL AND SEPTIC  
THERE IS NO PUBLIC WATER OR FIRE HYDRANTS IN THE  
VICINITY OF THIS PROPERTY

ENVIRONMENTAL DATA:

TOPOGRAPHY  
WATERCOURSES (STREAMS, RIVERS, ETC...)  
DRAINAGE PATTERNS & DRAINAGE COURSES  
FEMA DESIGNATED FLOODPLAINS, FLOOD FRINGE, OR FLOODWAY  
DESIGNATED SHORELINE AREAS  
WATER BODIES AND KNOWN WETLANDS  
HIGH SEASONAL WATER TABLE OR IMPERMEABLE SOILS  
WETLAND DELINEATION  
UNSTABLE SLOPES AND LANDSLIDE HAZARD AREAS  
AREAS HAVING SEVERE SOIL EROSION POTENTIAL  
AREAS HAVING SEVERE WEAK FOUNDATION SOILS  
SLOPES IN EXCESS OF 15%  
SIGNIFICANT WILDLIFE HABITAT OR VEGETATION  
SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES  
ARCHAEOLOGICAL PREDETERMINATION

SHOWN AT 2' INTERVALS  
YES, SHOWN ON PLAN  
SHOWN BY TOPO CONTOURS  
NO  
NO  
YES, SHOWN ON PLAN  
YES  
YES  
YES  
YES  
NONE KNOWN  
YES  
YES, RIPARIAN HABITAT AREAS  
NONE KNOWN  
YES

EXISTING CONDITIONS DISCLAIMER:

EXISTING CONDITIONS SHOWN ON THIS PLAN WAS COMPILED FROM INFORMATION OBTAINED FROM  
OUTSIDE SOURCES. STURTEVANT, GOLEMO AND ASSOCIATES DOES NOT GUARANTEE THE ACCURACY OF  
THIS INFORMATION.

PROPOSED SITE DATA:

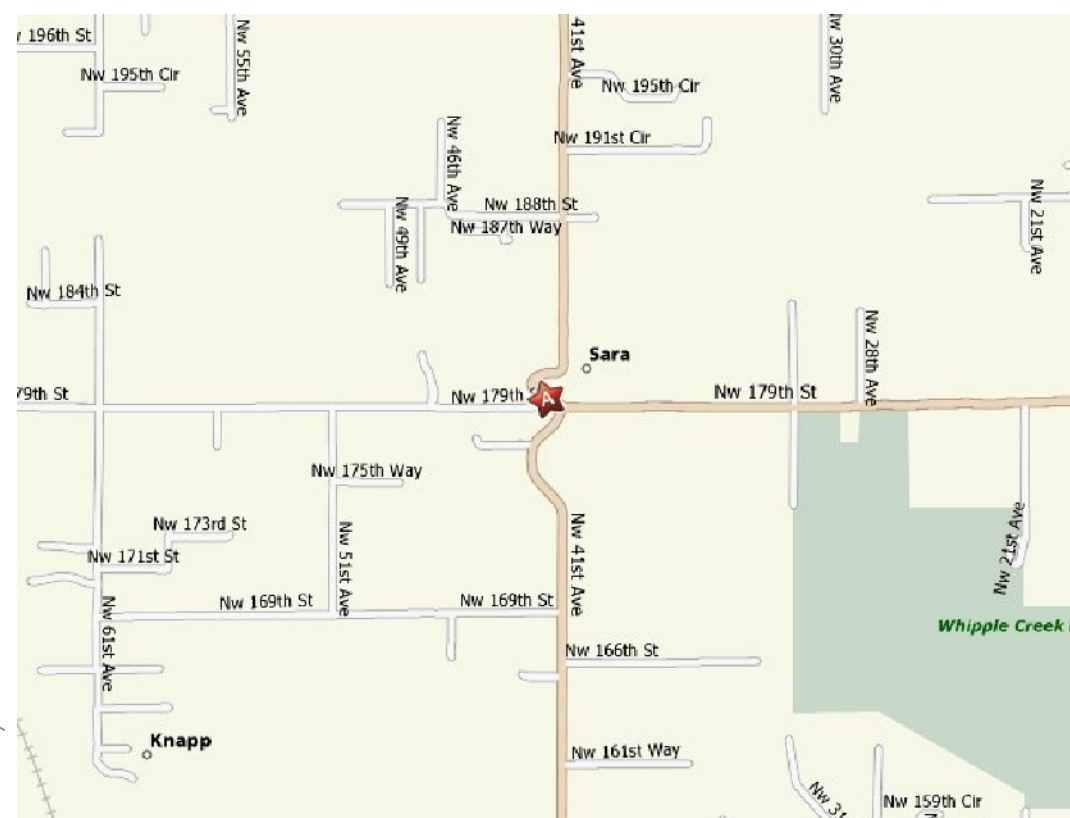
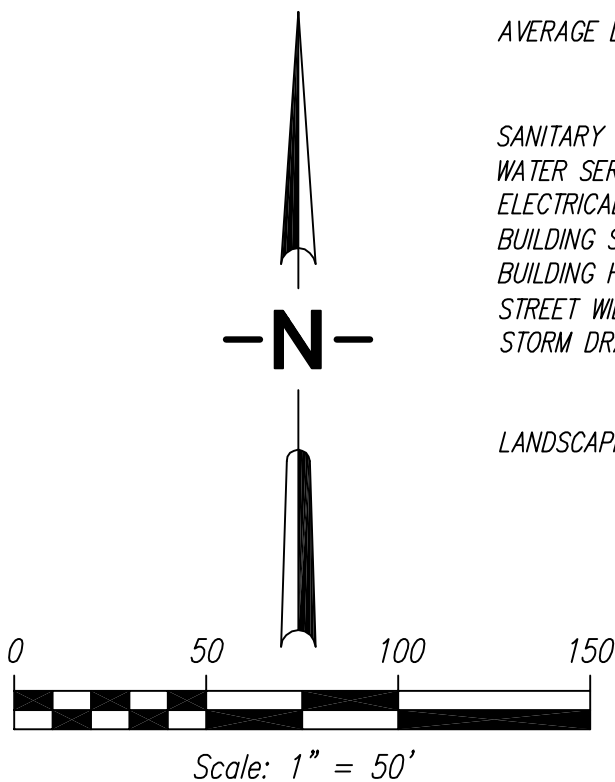
PROPOSED USE

AVERAGE LOT SIZE

SANITARY SEWER SERVICE  
WATER SERVICE  
ELECTRICAL SERVICE  
BUILDING SETBACKS  
BUILDING HEIGHT  
STREET WIDTHS & SECTIONS  
STORM DRAINAGE

LANDSCAPING & SCREENING

SUBDIVIDE PROPERTY INTO 2 SINGLE-FAMILY LOTS ON  
ACREAGE USING RURAL CLUSTER DEVELOPMENT STANDARDS  
5.22 ACRES  
CLUSTER LOT = LOT 1: 3.27 ACRES (31%)  
REMAINDER LOT = LOT 2: 7.17 ACRES (69%)  
ON SITE SEPTIC  
CLARK PUBLIC UTILITIES  
CLARK PUBLIC UTILITIES  
PER CLARK COUNTY STANDARDS  
PER CLARK COUNTY STANDARDS  
PER CLARK COUNTY STANDARDS  
THIS PROJECT PROPOSES TO CREATE LESS THAN 5000 S.F.  
OF NEW IMPERVIOUS SURFACE AND REMAIN UNDER THE  
THRESHOLD OF THE STORMWATER ORDINANCE.  
EXISTING VEGETATION IS SUFFICIENT TO SCREEN THE  
PROJECT FROM ADJACENT ROADS AND WILL BE MAINTAINED.  
EXISTING TREE LINE IS SHOWN ON THE PLAN. EXISTING  
TREES CONSIST OF POPLAR, ALDER, FIR, CEDAR, ETC...  
TREES RANGE IN SIZE FROM 3" CALIPER TO 36" CALIPER.  
THE SITE ALSO CONTAINS DENSE SHRUB HEDGES ALONG  
THE EXISTING DRIVEWAY OF THE CLUSTER LOT. A DENSE  
GROVE OF FIR TREES AND HEDGES EFFECTIVELY SCREENS  
THE CLUSTER LOT FROM THE ADJACENT STREETS.



VICINITY MAP

STURTEVANT, COLEMO,  
& ASSOCIATES  
CIVIL ENGINEERING ~ LAND PLANNING  
DEVELOPMENT SERVICES

2005 BROADWAY STREET  
VANCOUVER, WA 98663  
PHONE (360)993-0911  
FAX (360)993-0912



EXPIRES: SEPT 9, 2010

PRELIMINARY PLAT

Farran Short Plat

WASHINGTON

CLARK COUNTY

REVISIONS

DESIGNED BY: JAC  
DRAWN BY: JAC  
CHECKED BY: JTM/CRW  
SCALE: 1" = 50'

JOB NUMBER  
0811

SHEET  
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